

orig to Airlin

October 19, 2014

RECEIVED

Airlin Singewald
County of San Luis Obispo
Planning and Building Dept.
976 Osos St. Room 300
San Luis Obispo, CA 93408

OCT 23 2014

PLANNING & BUILDING

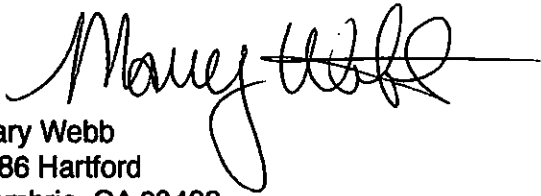
Hi Airlin,

RE: **DRC2013-00039 GIBSS** new home construction in Cambria

APN 023-205-018 (Andover) and 023-083-015 (Sherwood)

I would like to request a hearing on this matter. Please include attachments as part of the public record.

Thank you,



Mary Webb
1186 Hartford
Cambria, CA 93428

cc: Cambria CSD, SLO County planning, NCAC, CA Coastal Commission staff

Attached:

1. August 21, 2013 North Coast Advisory Council Motion *"to submit to the Cambria Community Services District, an NCAC majority position opposing the issuance of intent to serve letters until a verifiable water source is identified"*.
2. March 19, 2014 North Coast Advisory Council unanimous motion on water as it relates to Land Use summarized as follows *"Therefore, be it resolved that the North Coast Advisory Council strongly urges and advises San Luis Obispo County to not approve permits for any new home or commercial construction that would be provided water services by the Cambria Community Services District in Cambria, CA until a long term water supply project for Cambria, CA has been approved by regulatory agencies and is in operation and;*

that San Luis Obispo County approve permits for remodeling within the Cambria Community Services District on the condition that no additional fixtures are added and all existing fixtures are replaced with current 2 to 1 water savings requirements".
3. Letter to the Cambria Community Service District (CCSD) from the Conservation Director of the Land Conservancy of San Luis Obispo County (LCSLO) on Transfer of Development (TDC) program stating that *"the Build Out Reduction Program and LCSLO's TDC/Lot Retirement Program which are being offered as mitigation have been inactive for several years, owing largely to the failure by the CSD to honor their agreement with LCSLO and the State Coastal Conservancy. This last point has been brought to the attention of the CCSD via letters fro LCSLO and the State Coastal Conservancy and has been discussed in detail by the CSD Board. Consequently, LCSLO has not been actively retiring lots despite a continued supply and desire to do so from lot owners. Until the lot retirement program is renewed and the CCSD honors their agreement with the State and LCSLO, it is disingenuous to offer the Build-out Reduction/Lot Retirement Program as a viable mitigation strategy"*.

NCAC Agenda for Regular Meeting-Wed., August 21, 2013

Posted on August 19, 2013 by Marty

REGULAR MEETING

Wednesday, August 21, 2013

Rabobank Community Room
1070 Main St., Cambria, 6:30 PM

Agenda

- I. Roll Call, Establishment of Quorum
- II. Consent Agenda
 - a. Agenda Approval:
 - b. Minutes Approval:– July 17, 2013 (See Attachment A – Draft Minutes)
 - c. Parliamentary order of motions and procedure (Attachment B)
 - c. Rosenberg's Rules of Order (Attachment C)
- III. Public comment period: Council members discussion will be limited to items not on the agenda.
- IV. Regular Public Agency Reports
 - a. Public Safety: Sergeant Scott
 - b. Cambria Community Services District: Amanda Rice
 - c. County Planning & Building: Airlin Singewald
 - d. County Supervisor: Bruce Gibson
- V. Regular Business:
 - Land Use and Project Review Committee: Laurel Stewart, Chair
 1. Town clean-up: street and sidewalk sweeping, Trash Removal Report/motion
 2. Zettler Re-visit (Attachment D)
 3. Poteete Lot line adjustment (Attachment E)
 4. Discussion/motion regarding NCAC's position on CSD's decision to issue will serve letters, verification of conservation measures, and water meter transfers and how it affects land use and building permits.
 5. Pacific Cambria, Inc. (Cambria Pines Lodge Christmas Village MUP permit) Report: Xzandrea Fowler and Jill Cummer, no action to be taken until September NCAC meeting (Attachment F)
 - b. Transportation Committee: Bruce Fosdike, Chair
 - c. Treasurer's Report – Heide Santos
 1. Financial request sent to Supervisor Gibson's Office
 - d. Corresponding Secretary's report: Linda Haskins
- VI. NCAC Reports
 - a. Environmental Report: Mary Giacoletti
 - b. Farmer's Market Community Outreach Report: Bob McLaughlin
 - c. NCAC Website Report: Roland Soucie
- VII. New Business:
 - a. Motion to approve candidates for open positions on the council, majority vote
 - b. Motion to reinstate council members absent without excuse with a 2/3 vote
 - c. Discussion/Motion to amend bylaws to allow non-council members to serve as committee chairs with a 2/3 vote
 - e. Chairperson report/motion to change bylaws allowing non-NCAC member to chair committees.

Land Use Committee site visit and committee meeting will change for September: Site Visit Thursday August 29, LUC and Traffic meetings Tues., September 3rd at 3:00 (traffic) and 5:15 (LUC)
- VIII. Old Business:
- IX. Adjourn



P.O. Box 533
Cambria, CA 93428
(805) 927-1934
www.northcoastadvisorycouncil.org

August 23, 2013

Cambria Community Services District
1316 Tamson Drive #201
Cambria, CA 93428

To Whom It May Concern:

At their August 21st meeting the North Coast Advisory Council approved a motion to submit to the CCSD, a NCAC majority position opposing the issuance of intent to serve letters until a verifiable water source is identified.

Respectively,

Claudia Harmon Worthen
NCAC Chairperson

CHW/lh

Cc: SLO Board of Supervisors – Frank Mecham, Bruce Gibson, Adam Hill, Debbie Arnold

MONTHLY ARCHIVES: MARCH 2014

NCAC Motion Regarding Water As It Relates To Land Use

Posted on **March 20, 2014** by **Roland Soucie**

NCAC Motion regarding water as it relates to Land Use

Whereas, on January 31, 2014 the Cambria Community Services District (CCSD) Board of Directors declared a Title 4 Stage 3 Water Shortage Emergency Condition and implemented Stage 3 Water Conservation Program with enhanced water conservation measures enacting severe penalties for violations.

Whereas, the CCSD Board of Directors has found that the demands and requirements of water consumers cannot be satisfied without depleting the water supply of the CCSD to the extent that there would be insufficient water for human consumption, sanitation and fire protection.

Whereas, the groundwater supply for Cambria, California, is no more than 150 Acre Feet.

Whereas, the CCSD Water Production Report shows increased water use in 2013 and the highest amount of water used in a single month of January in 26 years.

Whereas, extremely dry conditions have persisted since 2012 and may continue beyond this year and more regularly into the future, based on scientific projections regarding the impact of climate change on California.

Whereas, water is not available to support all elements of the North Coast Area Plan, and Title 23 (Coastal Zone Land Use Ordinance), and the Local Coastal Plan.

Therefore, be it resolved, that the North Coast Advisory Council strongly urges and advises San Luis Obispo County to not approve permits for any new home or commercial construction that would be provided water services by the CSD in Cambria, CA until a long term water supply project for Cambria, CA has been approved by regulatory agencies and is in operation and;

that San Luis Obispo County approve permits for remodeling within the Cambria Community Services District on the condition that no additional fixtures are added and all existing fixtures are replaced with current 2 to 1 water savings requirements.

Passed unanimously by a vote of 10-0

North Coast Advisory Council meeting 3/19/14

Posted in **Agendas and Minutes**

<http://northcoastadvisorycouncil.org/2014/03/>

The Land Conservancy

OF SAN LUIS OBISPO COUNTY

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(805)544-9096 • WWW.LCSLO.ORG

July 22, 2014

Mr. Robert C. Gresens, P.E.
Cambria Community Services District
1316 Tamson Dr. Suite 201
Cambria, CA 93428

RE: Cambria Emergency Water Supply Project / Mitigated Negative Declaration

Dear Mr. Gresens,

I am writing to you on behalf of The Land Conservancy of San Luis Obispo County (LCSLO) with respect to the Cambria Community Services District's (CCSD) proposed emergency water supply project (Project) and associated mitigated negative declaration.

LCSLO has its organizational roots in Cambria as the implementer of County antiquated lot retirement / transfer of development program thirty years ago. I am happy to say that through this program hundreds of sub-standard lots have been permanently retired into conservation and as such retired the development pressure, including demands on limited water resources.

Reviewing the CCSD's Project description it appears that the CCSD is asserting that the preexisting Build-out Reduction Plan would serve as mitigation for any growth inducing impacts:

LAND USE AND PLANNING (Page 3-2) The North Coast Area Plan (Pages 3-9 and 4-17) states "The CCSD's intent is to incorporate recommendations from the Build-out Reduction Program into the program level Environmental Impact Report as mitigations to offset the growth inducing impacts of a new water supply."

Although the current permit application is for existing customers, the scope of the permit could be expanded at some future date to cover new additional water service connections. Considering the capacity projected for this facility, it seems unlikely this would only serve existing customers and would not significantly facilitate the creation of new customers.

Furthermore, as stated above, the CCSD is asserting that the current build-out reduction plan (which was included in the Project review package) would serve as mitigation for any growth inducing impact. The Build-out Reduction Program and LCSLO's TDC/Lot Retirement Program which are being offered as mitigation have been inactive for several years, owing largely to failure by the CCSD to honor their agreement with LCSLO and the State Coastal Conservancy. This last point has been brought to the attention of CCSD via letters from LCSLO and the State Coastal Conservancy and has been discussed in detail by the CCSD Board. Consequently LCSLO has not been actively retiring lots despite a continued supply and desire to do so from lot owners. Until the lot retirement program is renewed and the CCSD honors their agreement with the State and LCSLO, it is disingenuous to offer the Build-out Reduction / Lot Retirement program as a viable mitigation strategy.

Respectfully,


Daniel Bohlman
Conservation Director

Submitted electronically to: bgresens@cambriacsd.org

Local People. Local Land.
Celebrating 30 years!